



OVERALL PROGRAM DESIGN
COMMUNITY PLANNING AND MANAGEMENT PROGRAM

BOSTON, MASSACHUSETTS
CPA MA 01 00 1009

(July 1,1974 - December 31,1974)

AMENDMENT NO. 1 TO OPD DATED MAY 24,1974

SUBMITTED TO

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

September 11,1974 (DATE)

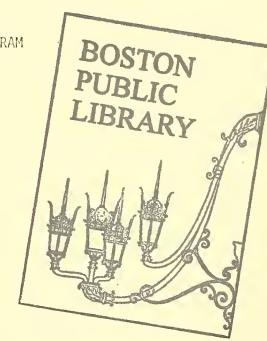




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500.0 SPECIAL PLANNING AND MANAGEMENT PROJECTS

Issues, Problems, Opportunities

Within the overall framework of the city-wide planning and management activities, and of special importance to planning, are special areas of interest -- urban design, zoning planning and administration, environmental conservation and management, historic preservation, neighborhood stabilization, project development planning and environmental impact review.

These areas of interest complement broader types of planning, such as Comprehensive City-wide Planning and neighborhood planning, and reflect the Boston Redevelopment Authority role as the city's planning agency.

In the recent past, many of these areas of importance have been overlooked, or have not been viewed in terms of their relation to comprehensive planning or renewal project execution.

Recognizing these problems, the Authority has identified special areas of planning and management concern and has initiated a coordinated planning program.

Goal

To pursue areas of special planning concern within the context of comprehensive and neighborhood planning.



505.0 NORTH END NEIGHBORHOOD STABILIZATION PROGRAM

The North End is a unique community in the City of Boston, and in America. Many of its narrow streets date back to before the birth of the country. Prior to the twentieth century, it's population changed several times as it became the Boston home for successive groups of immigrants. The last group, the Italians, remained in the North End, and the community has resisted change from that time onward.

Today the North End is still a close-knit, Italian neighborhood with low rents, a low crime rate, and a sense of community. The area, literally in the middle of the city, is still viewed as a family neighborhood. However, the neighborhood is threatened by its own success.

It's low rent structure, downtown location, safe streets, and high level of community are attracting a new population that by its very nature spells an end for the very aspects of the North End that attracted it.

Part of this new in-migration is spontaneous - part of the natural evolution of an urban community. Part of the moves are probably the result of government action and inaction. On the one hand, the luxury units being developed in the Waterfront Project, the Quincy Market redevelopment, the planned Central Artery depression, and possible historic district designation will appeal to high income households and--without additional family attractions--to high income childless households, in particular.

On the other hand, there are few effective controls to protect lowincome tenants from displacement. Under the current rent control law, if a
unit is modernized, the rent can go up. Most of the units are absentee owned
and little is known of who owns or is buying property and what their plans are.

OBJECTIVE: The objective of this planning program is to formulate a coherent set of public and private policies and programs that will protect and stabilize the existing North End Community to the greatest extent possible. Achievement of this objective requires;

- Better understanding by City officials and neighborhood residents
 of the nature, causes, and dynamics of the changes that are going
 on today.
- 2. Evaluation of the impact on the stability of the North End Community of existing and potential public and private policies and programs.
- Development of clearly articulated Community and City goals for the North End Community.
- 4. Recommendation of public and private actions to meet these goals worked out by Community, City, and business decision makers.

WORK ELEMENTS:

Work on this project will be carried on in 2 phases. The first is already underway and will end December 31, 1974. The second phase will require all of 1975. Phase I will involve:

- *collection and analysis of existing or readily available data (especially historic demographic and market information).
- *organization of community task force(s) and development of community tasks and responsibilities;
- *cataloging public and significant private policies and programs effecting the North End.
- *design and preparation of an attitude and information questionaires for present and previous residents, real estate agents, bankers, etc.

 *preparation of physical inventory checklist suitable for use by local residents.



Phase II

The second phase will collect the new information required using questionaires and checklists prepared in phase I, analyse this data, and work with the community to develop goals, policies, and programs to protect and improve the North End Community.

Additional work will define public and private policies related to the stability of the North End community.

An important part of phase II will be public communication of the specific findings and involvement of the public in determining goals and implementing the program.

SPECIFIC WORK PROGRAM RELATED TO OBJECTIVES

Objective #1

Better understanding of the nature, causes, and dynamics of change going on today.

Work Items

Collection and analysis of:

- 1.1 Population data including historic trends in total population, population density, family-size, age distribution, foreign birth and ancestory.
- 1.2 Housing information including: number of units, average density (per acre), persons per unit and per room, structural conditions and sanitary facilities.
- 1.3 Economic information including: Median and model family income (total and related to figures for the City as a whole), per capital income, indications of levels of employment (North End work force) number and level of jobs within the area, and levels of commercial activity.
- 1.4 Collection and analysis of narative and statistical information on physical and social conditions in the North End at various times. In part this information will be obtained from existing studies and contemperary writings (e.g. newspaper accounts, annual reports of social welfare agencies, etc.), and inpart through a special survey form to be prepared during phase I and administered to present and former community members during phase II.

Objective #2

Evaluation of impact of present and proposed policies and programs.

Work Items

- 2.1 Catalogue City, State, and Federal Programs impacting on the North End. Include information on responsible agency, funding source(s) and level, current status, current plans for future activity.
- 2.2 Prepare (phase I) and administer (phase II) a questionaire for private enterprise and private agencies to determine their policies in regard to the North End. Possible recipients include parks, insurance companies, community service agencies, police department, school board, etc. Determine relevent decision makers, and, where applicable, invite them into the planning process.



- 2.3 Analyze the information obtained to determine the impact of programs and policies on the future of the North End.
- 2.4 Prepare a range of reasonable modifications of these policies designed to help the community and the City reach their goals as defined in point 3.
- 2.5 Discuss with policy makers means and probabilities of making the desired policy changes.

Objective #3

Development of Goal Statements

Work Items

- 3.1 Working with community leaders and community groups create a task force representative of various groups and organization.
- 3.2 Working with the task force develop a preliminary set of goals for the future development of the North End.
- 3.3 Evaluate preliminary goals in light of information acquired in fulfilling objectives #1 and #2.
- 3.4 Review preliminary goals with the community at large through group and open meetings.
- .3.5 Prepare final goal statements.
 - 3.6 Give priority ratings to goal statements.

Objective #4

Recommended actions and implementation program.

Work Items

- 4.1 Project future development of North End area on the basis of information collected in #1 and #2, and with regard to the goals developed in #3.
- 4.2 Compare projected future development to community goals and determine areas for new or modified programs and policies.
- 4.3 Develop implementation program for proposed new policies.



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ANNUAL GRANT BUDGET AND WORK PROGRAM SUMMARY

The following forms contain the budget for 701 assisted activities outlined in this application. The total six month project cost is \$225,000 of which \$150,000 is requested as the Federal Grant, and \$75,000 is the local share.

Of the \$75,000 provided as local share, \$60,000 will be provided in staff services by the Boston Redevelopment Authority from the Authority's Planning Account Budget; and \$15,000 will be provided in staff services by the Mayor's Office of the Boston Bicentennial. The fiscal 1975 City Budget for the Authority's Planning Account Budget will be approximately \$1,347,000 (approved by the Mayor - awaiting City Council action). The fiscal 1975 City Budget for the Mayor's Office of the Boston Bicentennial will be approximately \$835,000 (approved by the Mayor - awaiting City Council action).



Statement of Budget Estimates

This statement sets forth an explanation of the estimated costs of activities in the Overall Program Design.

| 1. | Direct Staff Salaries | \$139,589 |
|----|---|-----------|
| 2. | Employee Benefit Contributions (13.6% of Direct Staff Salaries: 10.6% for retirement and 3% for health insurance.) | \$ 18,966 |
| 3. | Services by Other Public Agencies * | \$ 15,000 |
| 4. | Consultant Services | \$ 30,000 |
| 5. | Overhead Costs (12.6% of Gross Wages, Items 1 plus 2; for rental of space and office equipment, office supplies, internal reproduction, etc.) | \$ 20,120 |
| 6. | SUBTOTAL | \$223,675 |
| 7. | Project Inspection Fee . | \$ 1,325 |

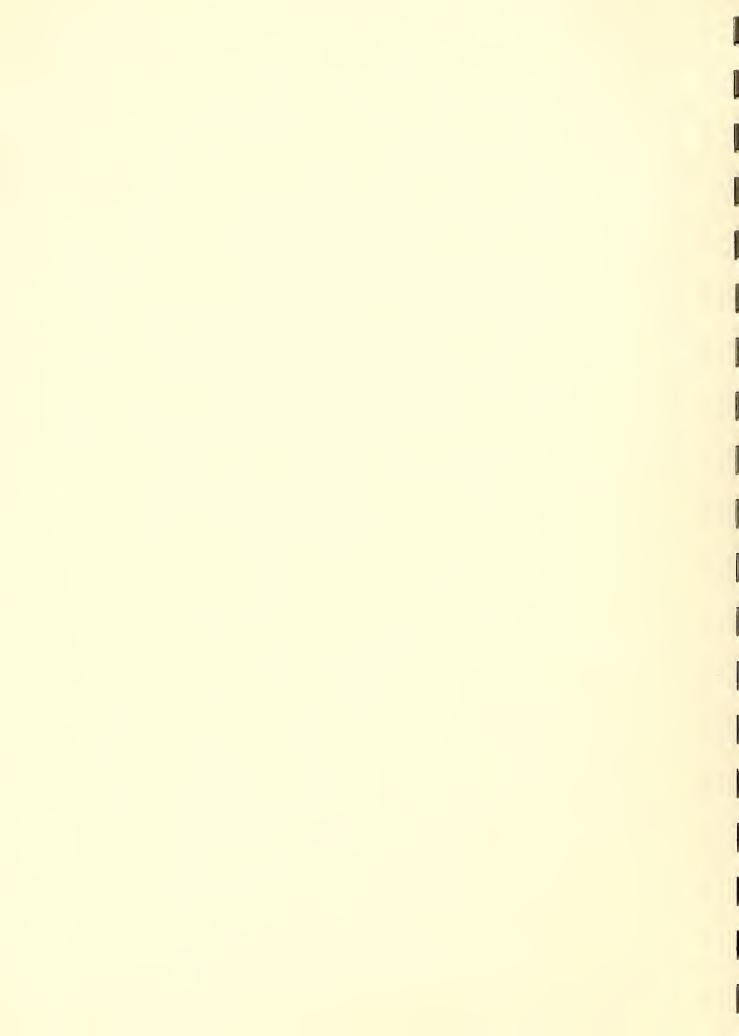
*Staff services including benefits and overhead, provided by the Office of the Boston Bicentennial

TOTAL \$225,000

Sources of Funds

TOTAL

| Non-Federal | \$75,000 |
|---------------|-----------------|
| 701-Federal | \$150,000 |
| Other Federal | <u>NA</u> |
| TOTAL | TOTAL \$225,000 |



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|--|--|--------------|-------------------------|--------------|
| PREAPPLICATION FOR FEDERAL ASSISTANCE | 1. Store Clearinghouse to | fentilier | | |
| PART I | 2. Applicant's Epplication | n Ka | | |
| 3. Federal Grontor Agency | 4. Applicant Home | | | |
| HUD | Boston Rede | velopm | ent Author | ity |
| Organizational Unit | Department Division | | | |
| New England Regional Office | 1 City Hall | Squar | е | |
| Administrative Office | Street Address - P.O. | | | |
| JFK Federal Building | Boston, | | Suffolk | |
| Street Address - P.O. Box | City | | County | |
| Boston, Hassachusetts, 02214 City Sicro Zip Codo | Massachuset | ts, | 02201 | |
| City State Zip Code | State | | Zip Code | |
| S. Descriptive Name of the Project | | | | |
| Community Planning and Management Pr | ogram | | | |
| 6. Federal Catalog No. | 7. Federal Funding Hoes | led. | | |
| 14.203 | \$ 150,000 | | | |
| E. Grontee Type V | | | | |
| State, County, X City, Other 9. Type of Assistance | (Specify) | | | |
| X Crons, Loan, Other (Specify) | | | | |
| 10. Population Directly Benefiting from the Project | 12. Length of Project | | | |
| 641,071 | 6 Months | | .• | |
| 11. Congressional District | 13. Beginning Date | | | |
| 8 ,9,11 | July 1, 19 | 974 | | |
| b. O. 0.11 | 14. Date of Application | > 7 A | | |
| 8,9,11 | May 24, 19 | 3/4 | | |
| 15. The applicant certifies that to the best of his knowledge and belief, the preopplication has been duly outhorized by the governing body of the app | | ore true one | d correct, and the fili | ng of the |
| | | - | | |
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| | | | | |
| Typed none Title | | | | |
| | on DDA | | Telephone Number | |
| Signature of extributional Approach parties | lor, BRA | APEA COCE | NUMB(R | 111. |
| 1 (a be- () | and the same of th | 617 | 722-4300 | 201 |
| For Foderal | Use Only | | * | 1 |
| | | | | |

| 150 | 300 | 150. | 300 | \$225,000 | \$57,400 | \$30,000 | 0 25 | \$137,600 | 128 | \$150,000 | | | TOTALS |
|----------------------|----------------------------|-----------------------------------|---|---|-----------------------|------------------|----------------------|-----------|---------------------|----------------------------|---------|--|----------------------------|
| | | | 77, #9 | #2, #5, #6, | s, Items | stimate | udget | ent of B | Statem | etc., See | nead, | *~ Employee benefits, over | |
| | | | | tem #3 | timates, | get Es | of Bu | Statement | See S | c agencies, | oublic | *Services by other local | |
| - | ı | 1 | 1 | 35,500 | 8,000** | 1 | 1 | 27,500 | 25 | 25,000 | 701 | Hist. PresDowntown Boston | 601.0 |
| 1 | i I | 15 | 30 | 1 . 1 . | 1 . | 1 1 .1 | 1 | 1 . | 1 . | 3 3 | 701 | Historic Preservation | 600 |
| 1 | 1 | 25 | 50 | 37,600 | 8,400 | 1 | 1 | 29,100 | 27 | 25,000 | 701 | North End Stabilization Prgm | 505.0 |
| 1 | 1 | 1 | - | 1 | 1 | 1 | 1 | 1 | 1 | | 701 | Special Planning & Management | 500.0 |
| - | 1 | 1 | 1 | 23,800 | 5,800** | 1 1 .1 | 1 | 18,000 | 17 | 15,000 | 701 | Coord. & Review of Priv. Prop | 405.0 |
| 1 | 1 | 1 | 1 | 26,400 | 6,400** | 1 1 | 1 1 | 20,000 | 19 | 20,000 | cc701 | W'hood Capital Imprv. Plnng e | 404.0 |
| - | | - | 1 | 10,600 | 2,600* | ; 1 | 1 | 8,000 | 7 | 6,000 | 701 | il'hood Project Plnng & Hanagm | 403.0 |
| - | | -: - | 1 | 33,000 | 8,000** | 1 1 1 | 1 | 25,000 | 24 | 20,000 | c 701. | Devel. of N'heod Goals,Obj.et | 402.0 |
| 1 | 1 | - | 1 4 | 13,200 | 3,200** | 1 | 1 | \$10,000 | 9 | 8,000 | 701 | Citizen Participation | 401.0 |
| 125 | 250 | 72.5 | 145- | 1 | 1 3 1 | 1 | 1 | 1 1 | 1 | 1 . 1 | 701 | District Planning Program | 635 |
| 1 | 1 | 1 | 1 | 18,700 | 6,200* | 12,500 | 10 | 1 | 1 | 12,500 | 701 | City Game | 202.0 |
| 1 | 1 | 1 | 1 | \$26,300 | \$8,800* | \$17,500 | 15 | 1 1 | 1 | \$17,500 | 701 | Visitor Services | 201.0. |
| 325 | \$50 | \$37.5 | \$75 | 1 | 1 | 1 1 | 1 | 1 | 1 | 1 1 | 701 | Bicentennial | 200 |
|) (E 1.2 (COO) | MAND(x 3rd Y FED. 1, | FED D | ESTIMATE 2nd YEAR FED. FOR (P) | TOTAL COSTS (8) | OTHER COSTS (7) | RACT.(6) COST | CONTR MAN MOS. | ONNEL (5) | PERS MAN MOS. | FED.GRANT AMOUNT (4) | FUND. I | SUBCATEGORY TITLE OR WORK ELEMENT REFERENCE NUMBER S | REF. NUMBER (1) |
| | ר החחד ה | of Boston 4, 1974 argo City | CPA PARTY 24, January 1 arc | PROJECT NO. CARPLICANT CATE Hay APPLICANT TYPE APPLICANT TYPE Page -1 | PR AP DA AP | | , | PART II | | DEVELOPMENT OGRAM | N DEVE | U.S. DEPARTMENT OF HOUSING AND URBAN COMPREHENSIVE PLANKING ASSISTANCE PRO ANKUAL WORK PROGRAM SUMMARY | U.S. C COMPRE ANNUAL |



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| REVISED BLOCE I NON-FEDERAL (1) 5 75,000 5 75,000 5 75,000 75 75,000 | - | - | • | 5 | S | 9 | | | 10. Program income |
|--|------------|-------------|----------------|-------------|-----------------------|-----------------|------------|--------------------------------|------------------------|
| Tetrals Constitution Constitut | | | | | 4 | G | | 225中000 | |
| | | 1 | | | | | | | |
| | _ | | | | | 1 | | 225,000 . | Total Direct Changes |
| C. CONTACT AND CONTINUE PRODUCT (PRESENTAL ASSISTANCE PART III - ANNIAL L.C.P.AST BUDGET PART III - PART III | - | | | | | | | 27,275 | |
| Comment of the control of the cont | _ | | | | | | | 1,325 | Project Inspection Fee |
| Comparison of | | | | | | | | 30,000 | Controctual |
| C.C | - | | | | | | | | Supplies |
| Companies and product reconstructions Product Budget Product Budget Budge | | | | | | | | 1 | (೧. ಓಪು |
| 1. D. D. PAR MAN TO PRODUCE AND DAMA PROPER PRODUMA PART III | - | | | | | | | 200 | Travel |
| | | | | | | | | 18,600 | Fringe Benefits |
| 10. | - | | 3 | | | | | 137,600 | Personnel |
| APPLICATION FOR FEDERAL ASSISTANCE APPLICATION FOR FEDERAL ASSISTANCE PART III - ANNUAL CIPALT BUDGET FEDERAL CATALO CANT PROPERAL FOR ACTIVITY APPLICATION FOR FEDERAL ASSISTANCE PROCESS FOR ALL CATALO FEDERAL CATALO FOR ACTIVITY 14.203 S (d) FEDERAL CATALO FEDERAL FOR ACTIVITY 14.203 S (d) FEDERAL FOR ACTIVITY FOR ACTIVITY FOR ACTIVITY FOR ACTIVITY SECTION B - SUDGET CATEGORIES FOR ACTIVITY FOR ACTIV | • | | | | (4) | (3) | (2) | Lagge | CATEGORIES |
| APPLICATION FOR FEDERAL ASSISTANCE PART III - ANNUAL GPANT BUDGET SECTION A - BUDGET SIMANY ORANT PRODRAM, FUNCTION OR ACTIVITY 14.203 3. Large City SECTION B - BUDGET SIMANY APPLICATION FOR FEDERAL ASSISTANCE PART III - ANNUAL GPANT BUDGET SECTION A - BUDGET SIMANY NON-FEDERAL FEDERAL CATALOG (b) 14.203 5. Large City SECTION B - BUDGET SIMANY (c) 14.203 5. Large City SECTION B - BUDGET SIMANY APPLICATION FOR REVISE BUDGET FOR RAL REVISE BUDGET FOR RAL REVISE BUDGET NON-FEDERAL NON-FEDERAL (c) 15.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 75.000 | | | | CTIVITY | TOGRAM, FUNCTION OR A | ORANT PR | | | OBJECT CLASS |
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| APPLICATION FOR FEDERAL ASSISTANCE PART III - ANNUAL GPANT BUDGET SECTION A - BUDGE SUMANDY PART III - ANNUAL GPANT BUDGET SECTION A - BUDGE SUMANDY PROPRAL FEDERAL CATALOG FEDERAL MONFEDERAL FUNCTION OR ACTIVITY (a) 14.203 3. Large City 14.203 14.203 15.000 16.1 16.1 16.1 16.1 16.2 16.3 17.000 18.3 | \$ 225,000 | ŀ | | | | | | | TOTALS |
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| APPLICATION FOR FEDERAL ASSISTANCE PART III - ANNUAL GRANT BUDGET SECTION A - BUDGET SIMMARY PART III - ANNUAL GRANT BUDGET SECTION A - BUDGET SIMMARY PART III - ANNUAL GRANT BUDGET SECTION A - BUDGET SIMMARY PART III - ANNUAL GRANT BUDGET SECTION A - BUDGET SIMMARY PART III - ANNUAL GRANT BUDGET SETION TED UNDSIGNATED FUNDS FEDERAL CATALOG (a) 14.203 S 14.203 S 150,000 TESTINGERAL NON-FEDERAL S 150,000 TEM DR REVISED BUDGET NON-FEDERAL NON-FEDE | - | | | | | | | | ٠ |
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| APPLICATION FOR FEDERAL ASSISTANCE PART III - ANNUAL GPANT BUDGET | 1 | SED BUDGET | NEW DR REVIS | TED FUNDS | ESTIMATED UNDBLIGAT | SECTION A - BU | | | |
| APPLICATION FOR FEDERAL ASSISTANCE | | | | | AL GRANT BUDGET | PART III - ANNU | | | |
| | | ٠ | | | | | ASSISTANCE | TION FOR FEDERAL | |

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16. Federal 15. TOTAL 23. TOTALS CPA MA 01 00 1009 Budget No. 1. DATES OF PREVIOUS BUIGET APPROVALS (Complete only if the le a revised budget) Non-Federal TOTALS Stope of Nork THE CBADGES BY: Project Cost Project Period 701 Comprehensive Planning Assistance NATURE OF REVISION 701 Comprehensive Planning Assistance GRANT PROGRAM GRANT PROGRAM PROJECT PERIOD 225,000 150,000 75,000 TOTAL FOR 1ST. YEAR SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDEO FOR BALANCE OF THE PROJECT Approved Budget (No. BUDGET NUMBER From: 뎚 July 1, 1974 Dec 31,197 4 REQUESTED SECTION C - NON-FEDERAL RESOURCES SECTION F - OTHER BUDGET INFORMATION (Allack Additional Sheets If Necessary) _000,000_ SECTION D - FORECASTED CASH NEEDS 60,000 112,500 300,000 300,000 Director, Boston Redevelopment Authority IST. QUARTER APPLICANT FIRST APPROVED 15 FEDERAL SMARE BASIS 24. Indirect Charges: ₹2% 1888 300,000 300,000 112,500 75,000 37,500 2ND. QUARTER STATE SECOND (4) ĉ FUTURE FUNDING PERIODS (YEARS) □ 3¼ 15,000 15,000 OTHER SOURCES SRD. QUARTER Combined THIRD (d) ATH. QUARTER TOTALS 75,000 FOURTH

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